

**METHOD FOR REMOTE MONITORING OF ELEVATORS AND/OR
ESCALATORS AND/OR AUTOMATIC DOORS**

The present invention relates to a method as defined
5 in the preamble of claim 1 for including the telecommunication arising from remote monitoring of elevators and/or escalators and/or automatic doors and/or from the use of an emergency telephone in the contracts between a company maintaining the elevators and/or esca-
10 lators and/or automatic doors and a client using the elevators and/or escalators and/or automatic doors.

In an elevator directive comprising provisions concerning elevators, it is stated that every elevator
15 installed shall be provided with a two-way voice connection and alarm buttons on the top of the elevator for installers for emergency situations. Therefore, an emergency telephone is a necessity in elevators to improve the safety of elevator passengers.

20 Remote monitoring of elevators again refers to a technique of monitoring the state and condition of elevators from a distance by utilizing a telecommunication connection.

25 Remote monitoring refers to procedures generally used to observe the state and condition of a device by measuring parameters whose changes reflect changes in the state and condition of the device. In remote monitoring in general, the state and condition of the device is monitored regularly. When a change occurs in the state and condition, a more detailed fault diagnosis can be performed. Fault diagnosing again refers to
30 procedures used to detect and identify a fault and locate the cause of the fault. The most important function of a fault diagnostics system is to detect a
35 fault reliably and definitely as early as possible.

Sometimes a diagnostics system is programmed to produce a suggestion of how the fault detected could be eliminated. In this way, it is possible to implement the task of determining the need for preventive maintenance of elevators.

In remote monitoring of the state and condition of elevators, the elevators themselves give warnings of faults to be expected. Thus, the wear of components can be detected before they fail completely. Therefore, it is possible to set a fixed target value for the failure frequency of elevators beforehand to measure the reliability and quality of the elevators. For example, the target set for an elevator may be only one fault of a nature interrupting the passenger's elevator journey per year.

Automatic doors generally refers to automatically operated and controllable doors in buildings. Several different types of such automatic doors are known, such as e.g. upward acting doors, folding doors, fire-proof doors, revolving doors, sliding doors, rolling doors, turning doors, etc.

The maintenance services for automatic doors in buildings cover preventive maintenance and round-the-clock emergency duty and door repair and modernization services. Through a maintenance contract, more effective maintenance of automatic doors is achieved, because it is thus possible to service all automatic doors in the building at the same time regardless of the type or make of the doors. Moreover, preventive maintenance of automatic doors improves the usability of the doors, increases their service life and reduces the need for repairs. In this way, cost savings are achieved. Preventive maintenance also improves the operational

safety of automatic doors. The same applies in the case of elevators and escalators, too.

At present, the emergency telephone and the remote
5 monitoring system use the same telecommunication connection, which according to the present state of the art is preferably either a wired telephone connection or a wireless GSM connection. This telecommunication connection is owned by the client, who pays the bills
10 for the connection to the operator. In the case of a GSM telephone, this leads to problems in the management of SIM cards. To allow an installed device to be put into service immediately, the installer of the telecommunication connection must always have the SIM
15 card with him at the time of installation. There may sometimes be difficulties in having a SIM card owned and managed by a client always brought in time to the elevator installation site. In addition, the company installing the elevator and maintaining it after in-
20 stallation does not necessarily know beforehand which operator's card the client has acquired.

As is known, today the client is invoiced for the services covered by a contract of maintenance of an ele-
25 vator and/or escalator and/or automatic door by the company responsible for the maintenance. In addition, the client is also invoiced by the teleoperator for their telecommunication connection, which is used to transfer both the remote monitoring communication and
30 emergency calls. Problems are encountered in the management of invoices by a large-scale manager, because a large-scale manager has many maintenance contracts and therefore significant numbers of invoices are generated.

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The main problem at present appears to be the fact that the client has to pay an invoice both to the op-

erator and to the company maintaining the elevators and/or escalators and/or automatic doors.

5 The object of the present invention is to overcome the drawbacks and problems encountered in the above-mentioned prior-art solutions.

10 In definite terms, the method of the invention for including the telecommunication arising from remote monitoring of elevators and/or escalators and/or automatic doors and/or from the use of an emergency telephone in the contracts between a company maintaining the elevators and/or escalators and/or automatic doors and a client using the elevators and/or escalators and/or automatic doors is characterized by what is disclosed in the characterization part of claim 1. The features of certain preferred embodiments of the invention are disclosed in the subclaims.

20 By the method of the invention, several significant advantages over prior art are achieved.

25 In a preferred case, the method of the invention allows the client to avoid being invoiced by the operator and having to acquire a telecommunication line.

30 A further advantage achieved by the invention is that it also makes it possible to open several telecommunication connections when the subscriber lines of the same elevator maintenance company are used. Thus, the installer who opens the subscriber connections has a number of SIM cards with him, from which he can open connections and/or telephones while installing elevator remote monitoring equipment.

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The present invention also provides an advantage in that the company maintaining the elevators is able to

ensure that the GSM field is operative in the elevator, because the network operator is known and the installer has the SIM cards with him on the site of installation. In this way, the client buying the elevator is guaranteed that the elevator remote monitoring system and the telecommunication connection for emergency calls will be functional.

In addition, with the present invention, the client preferably only receives an invoice relating to elevator maintenance, while the invoicing concerning remote monitoring and emergency calls is taken care of by the elevator maintenance company on behalf of the client.

A further advantage achieved by the method of the invention is that the elevator maintenance company can negotiate global invoicing agreements with teleoperators and thus obtain prices for elevator remote monitoring and emergency call connections that are considerably lower than the listed tariffs, especially for GSM connections. As the volume of telephone traffic in elevator systems is generally small and mainly occurs at night time, operators are interested in having a possibility to invoice their clients for elevator telecommunication at a fixed monthly rate. It is advantageous to have elevator telecommunication carried out at night time because that is when telecommunication networks are normally underutilized. The elevator maintenance company can use this possibility as a marketing argument and wins a part of the cost savings for itself. This benefits both the client and the elevator maintenance company. Thus, the price paid by the client for the service as a whole, comprising elevator maintenance and telecommunication, is reduced while the profit margin of the elevator maintenance company increases.

An additional advantage is that during construction-time use of the elevator there will be no problems even if the builder and the owner of the building are not the same, because the telecommunication line is
5 administered by the company installing the elevator and maintaining the elevator after installation. Therefore, the elevator installer can open the telecommunication connection of the elevator after the installation has been completed.

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The present invention relates mainly to the use of wireless telecommunication in elevator emergency calls and remote monitoring data transfer. A further relevant area is data communication over various network
15 connections installed in elevators. Such network connections include e.g. WLAN, LAN, Ethernet, etc. It is also to be noted that wireless communication is today generally more expensive than wired communication.

20 The present invention concerns a method for including the telecommunication connections needed in the use of remote monitoring of elevators and/or escalators and/or automatic doors and/or an emergency telephone in the contracts between a company maintaining eleva-
25 tors and/or escalators and/or automatic doors and a client owning elevators and/or escalators and/or automatic doors. According to the most preferred embodiment of the present invention, the aforesaid company takes care of the administration of the telecommunica-
30 tion connections, comprising the acquisition and opening of the aforesaid telecommunication connections as well as invoicing concerning same.

According to another embodiment of the method of the
35 present invention, the aforesaid company takes care of the costs accumulated from aforesaid telecommunication, incorporating the aforesaid costs either com-

pletely or partly in the price of a maintenance contract between the aforesaid client and the aforesaid company.

5 Likewise, according to another embodiment of the present invention, fixed monthly costs and the costs of opening the connection as well as costs varying according to the volume of telecommunication traffic are included in the costs accumulated from aforesaid tele-
10 communication.

According to the present invention, the client is preferably invoiced for the costs accumulated from telecommunication either as a fixed sum or in depend-
15 ence of the actual costs.

Further, according to another embodiment of the invention, the aforesaid client is invoiced for the aforesaid costs accumulated from telecommunication in connection with the contract concerning maintenance of
20 elevators and/or escalators and/or automatic doors.

Most of the remote monitoring telecommunication is preferably scheduled to occur at night time.

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According to a preferred embodiment of the invention, both wireless and wired telecommunication connections are used for the remote monitoring telecommunication.

30 It is also possible in the future that the method of the invention can be applied in other equipment using telecommunication for remote monitoring. In the future, such equipment could include e.g. automatically operated tractors, container hoists, forest machines,
35 etc. In a more general sense, the invention concerns a method for including the telecommunication arising from remote monitoring of automatically operated

equipment in contracts made between a company maintaining the aforesaid equipment and a client using said equipment.

- 5 In the foregoing, the invention has been described by way of example with reference to the attached drawings while different embodiments of the invention are possible in the scope of the inventive concept defined in the claims.